

## Strategic Environmental Assessment of New Allocated Sites and Alternative Bid Sites – Buchan

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## ARDALLIE

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU001 Land west of Site OP1 Ardallie		Proposal: Housing (self-build plots)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact due to its small scale.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>○ Unknown. There is no Waste Water Treatment works (WWTW) available for this area, but a private sewer is proposed, which will have to serve the whole development and built to a standard for adoption by Scottish Water. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</li> <li>○ This area is part of the Water of Cruden catchment, which discharges directly onto the designated Bathing Water at Curden Bay. The Bathing Water at Cruden Bay is currently classified as "Poor".</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as a positive feature of the development."</li> </ul>	-/0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to have any effect on CO<sub>2</sub> emissions, but it will increase travel requirements as there are few services in Ardallie.</li> </ul>	0
Soil	0/-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Long-term cumulative effects are likely as the proposal intensifies development in this rural area.</li> <li>○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.</li> </ul>	0
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ Agricultural fields of limited biodiversity interest.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ However, site is next to an area of woodland. Mitigation measures, such as a buffer strip next to the woodland (and strategic landscaping for site OP1) would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ Coastal farmland – Open very gently rolling hills, occasional woodland, scattered villages/steadings. The site is nestled between OP1 (unbuilt) and woodland, and the proposal would intensify development in an area that has developed organically. The allocation of OP1 has resulted in planned development in the area, and this proposal would almost double the size.</li> <li>○ However, its position between woodland and site OP1 could mitigate its impact on the landscape, providing there is landscaping, or trees planted along the northern boundary to screen the site. Effects will be less if trees are used to screen the site (e.g. medium to long term).</li> </ul>	0
<b>Material Assets</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ Unknown. There is no WWTW available for this area.</li> <li>○ Potential long-term negative impact on the single track road and junction onto the A952 due to cumulative impact of this and site OP1.</li> </ul>	-
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed as the site is put forward for self-build plots.</li> </ul>	-/?
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No impacts of note.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a notable impact on the two listed buildings as the site is mostly screened by woodland and existing houses.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## AUCHNAGATT

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU017 Land off A948 road, Auchnagatt		Proposal: 35 homes and business units	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>o The development is not likely to have an effect on air quality.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o Auchnagatt and Annochie Place septic tank WWTW does not have capacity. The proposed development is in a SEPA drainage water hot spot and private septic tanks are not supported. The proposal will need to connect to the public sewer. This is a reversible short-term impact.</li> <li>o Turriff Water Treatment Works (WTW) has capacity, but development will be supplied directly off trunk main, so 24-hour storage will be required at each property. Mains extension required.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o With the information on the quality of water around the site, the effects can be significant in the longer term.</li> <li>o Buffer strip along the adjoining watercourse would minimise some impact.</li> <li>o The access point into the site is likely to flood. A Flood Risk Assessment may be required.</li> </ul>	-/0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>o There would be moderate CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The quality of soil may differ due to the water hot spot being present.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>o The site is close to a ditch and this is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat as there are habitats of protected species close by. This can be mitigated through a buffer strip alongside the ditch.</li> </ul>	0

		o The development may maintain existing green networks and improve connectivity and create new links where needed.	
<b>Landscape</b>	-	o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and the impact could be mitigated by strategic landscaping.	0
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely Auchnagatt Primary School, which will have a temporary affect. o The development must connect to the public drainage infrastructure.	-/0
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.	+/0
<b>Human Health</b>	0	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	0	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## BODDAM

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU030 Land East of the Filling Station, Boddam		Proposal: Business use	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	--	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality.</li> <li>○ An industrial development would release various gases which would affect the air quality.</li> </ul>	--
Water	-	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this area. Strictly no surface water flows to discharge to sewer as serious land drainage flooding occurs in Boddam.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development, on a greenfield site, where there is a watercourse to the west where the quality of water bodies (ground, coastal, transitional or loch) is good.</li> <li>○ SUDS/surface drainage would help by reducing any impact from fluvial and surface water flooding.</li> <li>○ The area at risk of fluvial flooding can be left as open space.</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the shorter term.</li> </ul>	0
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ Depending on the type of industry, there could be high level of CO<sub>2</sub> emissions.</li> <li>○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment which can be mitigated through a buffer strip, plantation and SUDS.</li> </ul>	-
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in producing contaminated soil.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0

<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	--
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will add significant pressure on local infrastructure, in particularly the A90(T).</li> </ul>	-
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU031 Land North of Fair View, Boddam</b>		<b>Proposal: 50 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect-post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects as Peterhead and Boddam are set in very close proximity.</li> </ul>	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this area. Strictly no surface water flows to discharge to sewer as serious land drainage flooding occurs in Boddam.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is potential for surface water flooding, which can be mitigated through appropriate SUDS.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site (located within LNCS – Skelmuir Hill). Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the east. The site is at a close proximity to the qualifying sites.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o The development may result in the loss of existing trees, woodland and hedges.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is physically and visually divorced from Boddam, and only the north corner bears some relation to the small settlement at Stirling Village. If taken forward much of the site should remain undeveloped to avoid significant landscape and visual effects, with some development adjacent to Stirling to consolidate this settlement.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>o The scale of development proposed would further alter the landscape character of the area. However, the site is relatively flat and the impact could be mitigated by strategic landscaping.</li> </ul>	-
<b>Material Assets</b>	+/?	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access which will have a long-term effect – the local community may benefit from new pedestrian crossings, foot and cycleways across the A90.</li> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	+
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, LDP policy requires a mix of house types and will mitigate this impact.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment. Therefore, no issue.</li> <li>o The development may enhance the setting of Stirling Village.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

# CRIMOND

## Preferred Sites

Site Ref: OP2 (NEW) Land at West of Crimond Medical Centre		Proposal: 30 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Crimond Rattray Head WWTW and Forehill WTW may have capacity to accommodate this development. Cowsrieve Service Reservoir is being upgraded. Developer should discuss their build out rate with SW. May be a requirement for local sewer reinforcement. Wastewater network analysis required to assess the hydraulic capacity of the WWPS.</li> <li>○ Some localised impacts on watercourses surrounding the site to the east, north and west would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact may likely to be long-term. A Flood Risk Assessment would be required.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ A buffer strip would be required around the watercourse.</li> <li>○ A Flood Risk Assessment would be required.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development would result in the significant loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	+
Population	+	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they meet and work.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Alternative Sites

Site Ref: BU058 Land at Moss-Side Camp, South of Crimond, Crimond		Proposal: 100 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Crimond Rattray Head WWTW has capacity but and Forehill WTW may not have capacity to accommodate this development. This is a reversible short-medium term impact. Cowsrieve Service Reservoir being upgraded. Developer should discuss their build out rate with SW. May be a requirement for local sewer reinforcement. Wastewater network analysis required to assess the hydraulic capacity of the WWPS.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There are spots of surface water drainage areas which raises surface water flooding concern in the area. This can be mitigated through SUDS.</li> </ul>	-/0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be high CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services (e.g. in Peterhead)) and increased emissions.</li> <li>○ There is no bus stop close to the site.</li> </ul>	-
<b>Soil</b>	+/-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil. Consultation with relevant consultees would be required for further advice.</li> <li>○ The south eastern part of the site is carbon rich soil and consequently could raise climate change issues.</li> </ul>	+/-
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The site is at a close proximity to Loch of Strathbeg SPA.</li> <li>○ The development of a greenfield and partial brownfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development may result in the loss of existing trees, woodland and hedges. The site is adjacent to ancient woodland, and a buffer will be required, if allocated.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0

<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	--
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely drainage treatment which will have a temporary effect.</li> <li>o A growth project for Crimond Rattray Head WWTW would be required to mitigate this.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o Mix of house types would give housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## CRUDEN BAY

### Preferred Sites

Site Ref: OP2 (BU014) Land at Aulton Road		Proposal: 41 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>o Unknown. Sewer network investigations would be required to look at capacity in pumping stations and pumping mains to Peterhead WWTW. This will be stated in the settlement statement if allocated. This is a reversible short-term impact.</li> <li>o Regarding WTW, Cowsrieve SR is being upgraded. Developer should discuss their build out rate with Scottish Water.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>o A buffer strip would be required around the watercourse.</li> </ul>	0
Soil	-/0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	-/0
Biodiversity	-/0	<ul style="list-style-type: none"> <li>o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>o Although the Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast, and the site is within a flood plain that would enable higher chance for contamination on the qualifying sites, there is no connection to the site and its conservation interests.</li> <li>o Badger has been recorded on the site.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	+
Population	+	<ul style="list-style-type: none"> <li>o The development would allow integration of the people where they meet and work.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
Cultural Heritage	?	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment, but several archaeological findings have been recorded on the site. As such, an Archaeological Survey will be required and will be stated in the development requirements for the site.</li> </ul>	+/0

		o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU066 (infill) Captain's Cabin, Aulton Road</b>		<b>Proposal: Amend the settlement boundary to include a single home</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>0</b>	o The Peterhead WWTW and Forehill WTW have capacity. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>-</b>	o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is set at a close proximity to qualifying sites.	-
<b>Landscape</b>	<b>-</b>	o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. o However, by adding another house in this coastal area, the landscape character will be altered. However, any negative impact can be mitigated by good siting and design. In the long-term the additional home will become part of the landscape.	-
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	<b>0</b>	o Unlikely to impact on population.	0
<b>Human Health</b>	<b>0</b>	o Unlikely to impact on human health.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## Alternative Sites

Site Ref: BU038 Land at Meadow of Cruden, West of Cruden Water, Cruden Bay		Proposal: 10 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ The Peterhead WWTW and Forehill WTW have capacity.</li> <li>○ However, sewer network investigations would be required to look at capacity in pumping stations and pumping mains to Peterhead WWTW. This will be stated in the settlement statement is allocated.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The Water of Cruden bisects this site and the edge of the land proposed for houses would be affected. The site is on a slope, but surface water would enter the river, which is noted as moderate water quality. A Flood Risk Assessment would be required and would be stated in the development requirements for this site, if allocated.</li> </ul>	--/-
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ The eastern part of the site falls within a river flood risk area and may not be possible to adopt any mitigation measure due to the extent of flooding area. The indicative plans show houses on the edge of this area, but their gardens would be affected. A Flood Risk Assessment would be required and would be stated in the development requirements for this site, if allocated.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ While the lower part of the site is prime agricultural land, none of the houses would be located on it. However, it will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	+/-	<ul style="list-style-type: none"> <li>○ Proposes the improvement of meadowland, which would have a positive effect, but would result in the loss of vegetation on the slope where the houses are proposed.</li> <li>○ Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable a higher chance for contamination on the qualifying sites.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Goldeneye duck (<i>Bucephala clangula</i>) is protected and found in the centre of the site.</li> </ul>	+/-
Landscape	-	<ul style="list-style-type: none"> <li>○ The landscape is likely to change as houses are proposed on the highest part that overlooks this valley.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, LDP policies require a mix of house types, although the low density of this site and individual plots makes this unlikely. The houses could be focused on a smaller area to improve effects.</li> </ul>	<b>-/0</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o It would result in the partial loss of open space but seeks to improve the land as an accessible meadow.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	<b>++</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The setting of railway viaducts could be affected by introducing more development near them, but it is unlikely to be negative.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## FETTERANGUS

### Preferred sites

Site Ref: OP2 (BU025) Land Adjacent to Playing Fields, Fetterangus		Proposal: 27 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Turriff WTW has capacity for the proposed development.</li> <li>○ Fetterangus WWTW does not have capacity for the proposed development. A growth project is currently being investigated. SEPA will require all developments to connect to the public sewerage system. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal may not have a negative impact on the landscape character.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a long-term affect.</li> <li>○ There is a minimal provision to achieve active travel due to the constraint of bus services.</li> </ul>	0
Population	0	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, LDP policies requires a mix of house types.</li> <li>○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
Cultural Heritage	--	<ul style="list-style-type: none"> <li>○ The setting of Fetterangus War Memorial and Fetterangus Church, which is scheduled, could be affected. Good layout and design will mitigate impacts, and if allocated, there will be a requirement to consult with Historic Environment Scotland.</li> </ul>	0/?

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect
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<b>Site Ref: OP3 (BU018) Land East of Gaval Street, Fetterangus</b>		<b>Proposal: 49 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Turriff WTW has capacity for the proposed development.</li> <li>○ Fetterangus WWTW does not have capacity for the proposed development. A growth project is currently being investigated. SEPA will require all developments to connect to the public sewerage system. This will be stated in the development requirements for the site. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. A buffer strip would mitigate this issue.</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ Being close to Mintlaw means less travel is required to access amenities and facilities.</li> <li>○ However, there are limited bus services that restricts active travel to Mintlaw and other settlements in Aberdeenshire.</li> </ul>	0/-
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have short-term adverse impact on biodiversity through the loss of habitats or disturbance to species that use the site as a habitat, but can be enhanced through open space provision.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a neutral impact on the landscape character, and the effect is likely to be long-term.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a long-term affect. Consultation with key stakeholders will be undertaken.</li> <li>○ There is a minimal provision to achieve active travel due to the constraint of bus services.</li> <li>○ The existing single track road at the north of the site needs to be upgraded. This will be stated in the development requirements of the site.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, LDP policies requires a mix of house types.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	0

		o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: BU026 Land East of Toux Cottage, Fetterangus</b>		<b>Proposal: 27 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	o Turriff WTW has capacity for the proposed development. o Fetterangus WWTW does not have capacity for the proposed development. A growth project is currently being investigated. SEPA will require all developments to connect to the public sewerage system. This will be stated in the development requirements for the site. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. A buffer strip would be required adjacent to the watercourse.	0
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	-	o Proposed access may affect protected species (bats, otters) which will require further survey. o There would be a loss of trees, hedges and tree bands on the north and southern edges, by the roadside. o No mitigation measure have been proposed, but planning controls and LDP policies require protection of trees and biodiversity enhancement measures. These trees are also included in the Scottish Semi-natural Woodland Survey.	0/-
<b>Landscape</b>	<b>0</b>	o The scale and location of the proposal may not have a negative impact on the landscape character.	0
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a long-term affect.	0

		o There is minimal provision to achieve active travel due to the constraint of bus services.	
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. LDP policies requires a mix of house types, but scale of development (5ha) would not allow for this. The size of the site would have to be reduced.	-/?
<b>Human Health</b>	0	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	--	o The setting of Fetterangus War Memorial and Fetterangus Church, which is scheduled, could be affected. Good layout and design will mitigate impacts, and if allocated, there will be a requirement to consult with Historic Environment Scotland.	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## HATTON

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU024 Land South of The Shieling, Hatton Peterhead		Proposal: 15 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW and WTW have capacity for this development.</li> <li>○ However, the sewer network is currently subject to flooding and this would need to be investigated. Scottish Water would need to be consulted during the early stage of the planning process for any development.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. flooding from the watercourse. The impact is likely to be minimal.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (fluvial) is good.</li> <li>○ The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. A Flood Risk Assessment may also be required”.</li> <li>○ With the information on the quality of water around the site, the effects might be significant in the longer term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Alternatively, this could be mitigated through a Flood Risk Assessment (FRA) and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The site is set directly adjacent to a burn that flows towards Buchan Ness to Collieston SPA and likely to have an impact through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the SPA.</li> <li>○ The development of a greenfield site is likely to have long-term adverse impact on the neighbouring woodland to the west and any species that resides on the water/bank of the watercourse set to the east.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland (however, none proposed) would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+/-
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal may not have a negative impact on the landscape character, and the effect is likely to be long-term.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths, however, there are opportunities to add new paths.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LONGHAVEN

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU051 Land East of Longhaven School, Blackhills, Longhaven		Proposal: 30 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Comments</p> <p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>o No public wastewater treatment is available. However, it may be feasible to connect to Peterhead Waste Water Treatment Works. Scottish Water is required to be consulted at the early stage of the planning process. This is a reversible short-term impact.</li> <li>o Otherwise, a single WWTP will require to be installed to a standard that complies with Scottish Water's current standards in order to be adopted.</li> <li>o Local water mains reinforcement may be required depending on outcome of Water Impact Assessment for the District Metered Area. Settlement served by Cowsrieve Service Reservoir and Newhills Pumping Station, which have capacity issues. Cowsrieve SR being upgraded.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-/?	<ul style="list-style-type: none"> <li>o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is set at a close proximity to qualifying sites.</li> <li>o The development could affect the conservation objectives and natural features of any international, national or locally important designated site through an increase in users of the coastline.</li> <li>o The site is agricultural land of limited biodiversity value and the proposal would provide biodiversity enhancement opportunities.</li> </ul>	-/?

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o This can be mitigated through strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and sewer provision, which will have a long-term affect.</li> </ul>	-
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LONGSIDE

### Preferred Sites

Site Ref: OP1 BU029 Land East of Station Place, Longside		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, due to the scale and location of the development, being sited close to an industrial estate, it is likely to have long-term negative effects on air quality or be affected by the poor air quality.</li> <li>○ The site is approximately 10 minutes' walk from the nearest bus stop, which could reduce commuter traffic.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ Turriff WTW has capacity for this area, but the build out rate may need to be discussed with Scottish Water.</li> <li>○ Longside WWTW does not have capacity for this area and septic tanks are proposed. However, there is a fluvial flooding area set to the south and it is not desirable to have this scale of development using septic tanks. They would need to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</li> <li>○ The proposed development on a greenfield site is near South Ugie River where the quality of water bodies (loch) is good.</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> <li>○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. A Flood Risk Assessment may also be required.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel. However, the site is near a bus stop route to Peterhead, which could reduce commuter traffic.</li> <li>○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision, however, a Flood Risk Assessment would be required to identify the most suitable mitigation measure.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>○ The development will result in the loss of existing trees and hedges.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to South Ugie River would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The scale and location of the proposal would not have a negative impact on the landscape character due to its flat nature.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access, which will have a <i>long-term affect</i>.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased. The local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths, however may have an effect on the core path. Carefully attention can be given to ensure that the core path is retained and improvement can be carried out.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0/+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative Sites**

None.

## MAUD

### Preferred Sites

Site Ref: OP2 (BU064) Land west of Castle Terrace, Maud		Proposal: 30 homes (supported housing for the elderly)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer, and will need to be upgraded. If allocated, this will be stated in the Settlement Statement. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity, but a Water Impact Assessment would be required. If allocated, this will be stated in the Settlement Statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site is bisected by a drain and a buffer strip would be required to mitigate against any effect to mitigate against any effects. If allocated, then a Flood Risk Assessment may be required.</li> </ul>	0/+
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The proposed open space and associated plantation would improve the air quality.</li> <li>○ The bus stop northbound must be upgraded.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on existing biodiversity, but the northwest corner is adjacent to woodland in the Scottish semi-natural woodland inventory and there are bands of trees to the west and south of the site. To mitigate possible effects, a buffer strip would be required, and loss of trees avoided.</li> <li>○ The development would enhance the biodiversity, after planting native trees, wildflower, nectar plants.</li> </ul>	+/-
Landscape	0/-	<ul style="list-style-type: none"> <li>○ Although the topography is relatively flat, the development could result in a negative landscape impact from Castle Street.</li> </ul>	0/-
Material Assets	0	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at the secondary school which will have a temporary affect.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0/+

		o Footpath permeability to Deer Road and Victoria Road through the neighbouring housing is required. A potential upgrade is required to the existing northbound stop.	
<b>Population</b>	<b>0</b>	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: BU003 Nethermuir Road Site, Maud</b>		<b>Proposal: Block of 8 garden flats (21 homes)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures Effects should be assessed in terms of</b> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	+/-	o There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer, and will need to be upgraded. If allocated, this will be stated in the Settlement Statement. This is a reversible short-term impact. o Turriff WTW has capacity, but a Water Impact Assessment would be required. If allocated, this will be stated in the Settlement Statement. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	+
Climatic Factors	0	o There would be minimal CO <sub>2</sub> emissions from travel. o The provision of renewable energy (space heating) would reduce the release of CO <sub>2</sub> emissions.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	--	<ul style="list-style-type: none"> <li>o The loss of this pocket of woodland may have an impact on the movement of wildlife.</li> <li>o Native tree planting and wildflower verges would bring back some wildlife.</li> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats or disturbance to species that use the site as a habitat.</li> <li>o The development is likely to cause the loss of pockets of woodland permanently.</li> </ul>	--
Landscape	0	<ul style="list-style-type: none"> <li>o The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The loss of woodland at the edge of the settlement is unlikely to have any effect on the overall landscape.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: BU028 Land South of the Maud Hospital, Maud		Proposal: 30 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
Air	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul> <ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer, and will need to be upgraded. If allocated, this will be stated in the Settlement Statement. This is a reversible short-term impact.</li> <li>o Turriff WTW has capacity, but a Water Impact Assessment would be required. If allocated, this will be stated in the Settlement Statement.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.</li> <li>○ The east of the site has a drain flowing north to south and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development. There shall be no cultivating on the site.</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> <li>○ There would be significant CO<sub>2</sub> emissions from heating.</li> <li>○ Renewable energy such as air source heat pump or solar panel would reduce the CO<sub>2</sub> emissions.</li> <li>○ The bus stop is 10 minutes' walk away and the route connects to Mintlaw.</li> </ul>	0
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land, due to its location within the country. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development may result in the loss of existing trees and hedges but can be mitigated through re-plantation and wildflower verges.</li> </ul>	0
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ Significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely connection to Maud, which will have a long-term affect.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the site/setting of a Grade B listed building and its curtilage. The site is detached from Maud and will weaken the sense of place, and the identity of Maud. Effects can be mitigated through strategic landscaping and if the former hospital is converted into residential accommodation and 14 homes (enabling development).</li> </ul>	-/0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## MINTLAW

### Preferred Sites

Site Ref: OP2 (BU045) Land at North Woods		Proposal: 600 homes and facilities for the elderly. R1 is reserved for a district heating scheme for OP2	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, but Mintlaw is not identified as having air quality issues.</li> <li>○ Effects can be mitigated as the site is within the settlement and near a bus route, which could reduce commuter traffic.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ There is limited capacity at Mintlaw WWTW. A DIA is required. Scottish Water has initiated a growth project for all domestic allocations in the ALDP 2017. This is a reversible short-medium term impact.</li> <li>○ Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is a high risk of surface water flood from the drain set to the south and without a suitable mitigation measure, there is a potential risk for further flooding; and the extent to which the allocation connects to public sewage infrastructure. A Flood Risk Assessment may be required.</li> <li>○ SUDS and a buffer strip would minimise or remove surface water flooding.</li> <li>○ If the public drainage infrastructure is upgraded to accommodate this development, then no impact would persist in the long-term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at surface water flood risk and is likely to have a long-term effect on climate and the water environment. The site to the south which is at risk of flooding will not be included within the allocation and could form part of the open space provision. A Flood Risk Assessment may be required.</li> </ul>	0
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in some loss of prime agricultural land, particularly to the north and this cannot be mitigated. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ However, the site, which is currently allocated in the LDP 2017, is a logical extension to the settlement in terms of proximity from services and meeting housing need and would offer potential benefits in terms of increased biodiversity.</li> </ul>	--

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Additional woodland planting across the site will provide the opportunity to create habitat and green networks.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ A significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing settlement. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The proposal will lead to significant pressure in the school, local roads network and the water/sewage network.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which could be specified in the Settlement Statement.</li> </ul>	+
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Development of the site is likely to lead to improved access to existing open space (e.g. new path).</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP3 (BU032) OP3 Former Artlaw Crescent / Nether Aden Road</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is limited capacity at Mintlaw WWTW. A DIA is required. Scottish Water has initiated a growth project for all domestic allocations in the ALDP 2017. This is a reversible short-medium term impact.</li> <li>○ Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	-

		o The proposed development would result in the loss of prime agricultural land, and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	<b>0</b>	o The site is within the gateway to Mintlaw. However, the site is relatively flat and would appear to be a logical extension to the village. The impact could be mitigated by landscaping.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure. o A proposal of this scale could have a positive effect through provision of affordable housing and waste water infrastructure.	+
<b>Population</b>	<b>+/0</b>	o There is a mix of house types resulting in a moderate housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP5 (BU002) Land south of Nether Aden Road</b>		<b>Proposal: 50 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	o In terms of air quality, a development of this scale is likely to have long-term negative effect on air quality. However, some of this can be mitigated through tree planting.	0
<b>Water</b>	--	o There is limited capacity at Mintlaw WWTW. A DIA is required. Scottish Water has initiated a growth project for all domestic allocations in the ALDP 2017. This is a reversible short-medium term impact. o Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse/drain. o The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. o Mitigation such as a buffer strip would mitigate any flooding issue.	0

<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel due to the site being located within the settlement of Mintlaw.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	o The ground is flat and used for agricultural purposes, therefore, it is unlikely to have a long-term adverse impact on biodiversity. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development may result in the loss of existing trees, woodland and hedges, however compensatory planting would mitigate the loss. Refer to Guidance Note and state how it will be mitigated, i.e. reference made in the development requirements for the site. o Other mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
<b>Landscape</b>	<b>0</b>	o The scale and location of the proposal is unlikely to have a negative impact on the landscape character.	0
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely education provision at both primary and secondary schools and drainage infrastructure which will have long-term effects, however can be mitigated.	0
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP6 (BU005a) Land to the north of the Balring Road, Mintlaw</b>		<b>Proposal: Employment use</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	o Given the type of industries that would be located here, air quality is likely to have short to medium-term temporary insignificant effects. o The site is close to a busy bus route, which could reduce commuter traffic.	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Mintlaw WWTW does not have capacity for this development, but the site will have to connect to a public sewer as it is not desirable to have septic tank. If the site is allocated, this will be specified in the Settlement Statement. A DIA is required. This is a reversible short-term impact.</li> <li>o Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<b>Climatic Factors</b>	?	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel, however, CO<sub>2</sub> emissions may increase depending upon the type of business that will be operating on site.</li> <li>o The site is close to a busy bus route, which could reduce commuter traffic.</li> </ul>	?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the significant loss of prime agricultural land and prime agricultural land is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a long-term impact on biodiversity through the loss of habitats and disturbance to species that use the site.</li> <li>o The development will result in the loss of existing trees, woodland and hedges on the south and east boundary. Trees in the Scottish semi-natural woodland inventory borders this site on its west and south sides.</li> <li>o Mitigation measures, such as native tree planting and wildflower would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	-/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o A significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely the road to the south of the site, which will have a long-term effect and needs to be mitigated by expanding the road. This would be stated in the development requirements of the site.</li> <li>o Waste water drainage infrastructure needs to be upgraded to accommodate this development and discussion with Scottish Water is currently underway.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	-/?	<ul style="list-style-type: none"> <li>o Would not result in the loss of open space.</li> <li>o The industry may result in poor air quality which in turn is likely to have a long-term on effect on human health.</li> </ul>	-/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Alternative Sites

Site Ref: BU005b Land to the north of the Balring Road, Mintlaw		Proposal: Employment use	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>o Given the type of industries that would be located here, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>o The site is close to a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>o Mintlaw WWTW does not have capacity for this development, but the site will have to connect to a public sewer as it is not desirable to have septic tank. If the site is allocated, this will be specified in the Settlement Statement. A DIA is required. This is a reversible short-term impact.</li> <li>o Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	?	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel, however, CO<sub>2</sub> emissions may increase depending upon the type of business that will be operating on site.</li> <li>o The site is close to a busy bus route, which could reduce commuter traffic.</li> </ul>	?
Soil	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the significant loss of prime agricultural land and prime agricultural land is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a long-term impact on biodiversity through the loss of habitats and disturbance to species that use the site.</li> <li>o The development will result in the loss of existing trees, woodland and hedges on the south and east boundary. Trees in the Scottish semi-natural woodland inventory borders this site on its west and south sides.</li> <li>o Mitigation measures, such as native tree planting and wildflower would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	-/+
Landscape	-	<ul style="list-style-type: none"> <li>o A significant scale development that would further alter the character of the area. The impact could be mitigated by strategic landscaping.</li> </ul>	0/-

<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely the road to the south of the site, which will have a long-term affect and needs to be mitigated by expanding the road. This would be stated in the development requirements of the site.</li> <li>○ Waste water drainage infrastructure needs to be upgraded to accommodate this development and discussion with Scottish Water is currently underway.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	-/?	<ul style="list-style-type: none"> <li>○ Would not result in loss of open space.</li> <li>○ The industry may result in poor air quality which in turn is likely to have long-term on effect on human health.</li> </ul>	-/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU033 Land East of OP3, Mintlaw</b>		<b>Proposal: 30 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Mintlaw WWTW. A DIA is required. Scottish Water has initiated a growth project for all domestic allocations in the ALDP 2017. This is a reversible short-medium term impact.</li> <li>○ Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated by ensuring development avoids the area at risk from flooding or through a Flood Risk Assessment.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land, which cannot be mitigated. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0

<b>Landscape</b>	<b>0</b>	o The site is within the gateway to Mintlaw. However, the site is relatively flat and would appear to be a logical extension to the village. The impact could be mitigated by landscaping.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	<b>+/0</b>	o There is a mix of house types resulting in a moderate housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU048 Land at Longside Road, North East of Mintlaw School, Mintlaw</b>		<b>Proposal: Erection of Healthcare Facility</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. o The site is near a bus route which may reduce some commuter traffic.	0
<b>Water</b>	<b>0</b>	o Mintlaw WWTW and Turriff WTW has capacity for this development. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel due to the location and connectivity with the neighbouring settlement which can be achieved via public transport.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development may result in remediation of contaminated soil in the future, subject to the proposal on the site.	0
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact or enhance biodiversity.	0
<b>Landscape</b>	<b>0</b>	o The scale and location of the proposal would not alter the character of the area and is likely to blend in with the surrounding landscape over the long-term.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure, however, the access point might require to be assessed carefully.	0

<b>Population</b>	<b>0</b>	o The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0
<b>Human Health</b>	-	o It would not result in loss of open space/core paths. o Population is unlikely to be at risk from hazardous developments, however, it will be subject to the proposal on site.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU049 Site OP5, Nether Aden Road, West of Council Depot, Mintlaw</b>		<b>Proposal: Erection of Healthcare Facility</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects and a busy bus route is near, which could reduce commuter traffic.	0
<b>Water</b>	<b>0</b>	o Mintlaw WWTW and Turriff WTW has capacity for this development. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel due to the location and connectivity with the settlement of Mintlaw. The site is near a busy bus route, which could reduce commuter traffic.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development may result in remediation of contaminated soil in the future, subject to the proposal on the site.	0
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact or enhance biodiversity.	0
<b>Landscape</b>	<b>0</b>	o The scale and location of the proposal would not alter the character of the area and is likely to blend in with the surrounding landscape over the long-term.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	<b>0</b>	o The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0
<b>Human Health</b>	-	o It would not result in loss of open space/core paths. o Population is unlikely to be at risk from hazardous developments; however, it will be subject to the proposal on site.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
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<b>Site Ref: BU065 Land at The Hedges, Dunshilloch, Mintlaw</b>		<b>Proposal: 25 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For this small site, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>○ The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ There is limited capacity at Mintlaw WWTW. A DIA is required. Scottish Water has initiated a growth project for all domestic allocations in the ALDP 2017. This is a reversible short-term impact.</li> <li>○ Turriff WTW has limited capacity, but network investigations are required. It is undergoing growth with planned investment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development is on a greenfield site and drain runs along the western boundary. Water quality is unknown.</li> <li>○ The effect on the water environment also depends on potential deterioration of a waterbody.</li> <li>○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ However, the site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0/+</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity. However, the site is a logical extension to the settlement in terms of proximity from services, meeting housing need and would offer potential benefits in terms of increased biodiversity because it would be connected to the open space network of a larger site.</li> </ul>	0/+
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely public waste water treatment facility to be agreed prior to any commencement of construction and this will have a long-term affect if no mitigation measure is achieved.</li> <li>○ There is no access on to the site, and this will only be achieved through the development of the neighbouring bid site (BU045) which is also allocated in the ALDP 2017 as OP2 site.</li> </ul>	-
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+/-

		<ul style="list-style-type: none"> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which could be specified in the Settlement Statement</li> </ul>	
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ The site is close to an active poultry farm, which could affect residents' amenity (i.e. smell). Consultation is to be held with necessary consultees.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	-
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## NEW DEER

### Preferred Sites

Site Ref: OP3 (BU027), Land at Auchreddie Croft		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	+	<ul style="list-style-type: none"> <li>○ There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. This will need to be upgraded by Scottish Water. This is a reversible short-term impact.</li> <li>○ A Water Impact Assessment will be required for Turriff WTW.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is a small area to the north which has a risk of flooding, however, this can be mitigated through SUDS.</li> </ul>	+
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel (due to the distance to Mintlaw and other further settlements).</li> <li>○ The northwest section of the site is in an area identified at surface water flood risk which would not have negative impact on the water environment. This would be mitigated through SUDs or open space.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>○ A significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> </ul>	0

<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	-	o The type of house type is not known. o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: BU021 Land south of Fordyce Terrace/ east of The Manse, New Deer</b>		<b>Proposal: 40 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>+/-</b>	o There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. This will need to be upgraded by Scottish Water. This is a reversible short-term impact. o A Water Impact Assessment will be required for Turriff WTW. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is high. o The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure. o With the information on the quality of water around the site, the effects can be significant in the longer term and this issue can be mitigated by adding a buffer strip around the watercourse.	+
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel.	0

		<ul style="list-style-type: none"> <li>o The development is in an area identified at fluvial flood risk at the southeast corner, however, this is unlikely to have a long-term effect on climate and the water environment.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Although, there is a watercourse flowing on and surrounding the site, this would have no impact on the biodiversity. No records have been identified and the agricultural field is not considered to be a suitable habitat for wildlife.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The site is located on protected land that seeks to protect the setting of the village.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Access from the A981 is not a constraint as it is a residential street.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o No information has been provided in relation to house types.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o The development will have long-term and permanent negative effect on the listed buildings and curtilage of listed buildings. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>o Due to proximity and topography of the listed buildings surrounding the site, it is not possible to apply mitigation measures that would minimise impacts on all listed buildings.</li> </ul>	--
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU023 Land South of Fordyce Terrace, New Deer</b>		<b>Proposal: 35 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>o The site is near a bus route, which could reduce commuter traffic.</li> </ul>	0

<b>Water</b>	--	<ul style="list-style-type: none"> <li>o There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. This will need to be upgraded by Scottish Water. This is a reversible short-term impact.</li> <li>o A Water Impact Assessment will be required for Turriff WTW.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site where a watercourse is set to the edge (south) of the site and the quality of water bodies (loch) is high.</li> <li>o The effect on the water environment also depends on potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure.</li> <li>o With the information on the quality of water around the site, the effects can be significant in the longer term.</li> <li>o A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as a positive feature of the development. A Flood Risk Assessment may also be required."</li> </ul>	+
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The development is in an area identified at fluvial flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>o Part of the site found to be at risk from flooding will not be included within an allocation, and if allocated, the development requirements for the site would state that a Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effect on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Although, there is a watercourse flowing on and surrounding the site this would have no impact on the biodiversity. No records have been identified and the agricultural field is not considered to be a suitable habitat for wildlife.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The site is located on protected land that seeks to protect the setting of the village. However, the site is on a low level from the main settlement and therefore, would not have any significant negative visual impact from and to the site.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	-/0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o Access from the A981 is a constraint associated with the site.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No information has been provided on house types. However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0

<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effects on the listed buildings and curtilage of listed buildings located to the west and within the centre of the settlement.</li> <li>○ The development may weaken the sense of place, and the identity of existing settlements.</li> <li>○ There is a C listed building 300m south of the site, although screened by trees and this would lessen the impact on the setting.</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## NEW PITSLIGO

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU034 Part of P1, East of Low Street, New Pitsligo		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ New Pitsligo WWTW does not have capacity for this development and an upgrade to an adoptable standard would be required.</li> <li>○ Turriff WTW has capacity for this development. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is includes drains to the east and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drains and should be integrated as a positive feature of the development.”</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel. However, the site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have long-term adverse effects on soil through soil erosion, desegregation, deforestation compaction and pollution during construction phases.</li> <li>○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.</li> </ul>	0
Biodiversity	--	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through habitat fragmentation or disturbance to species that use the site as a habitat.</li> <li>○ Potential drainage could flow through the Den Burn and cause nutrient enrichment affecting the wetland habitats of Turclossie Moss Special Area of Conservation.</li> <li>○ Would result in the loss of part of a long-established ancient woodland where the trees have a Tree Preservation Order designation. They are also on the Scottish semi-natural woodland inventory.</li> </ul>	--/

		<ul style="list-style-type: none"> <li>o Native tree planting would partially mitigate the loss of woodland. However, it may not possible to alleviate the loss of TPOs and this shall be subject to consultation with relevant consultees.</li> <li>o The disturbance to the long-established woodland may have a major impact on wildlife due to existing habitat creation in the area, in particular Wych Elm.</li> <li>o The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts.</li> <li>o The development is likely to fragment woodlands, and cause habitat fragmentation/connectivity.</li> <li>o The development will result in the loss/effect of existing trees, woodland and hedges.</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or drain would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and a buffer strip will be stated as part of the development requirements for the site, however, it will have impact on the loss of the protected flora species and may not be mitigated through replantation. A Tree Survey is necessary as a potential mitigation measure. However, as it may not be possible to alleviate the loss of TPOs, mitigation should include retention and enhancement of woodland of value.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, especially due to being set on a steep slope, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely upgrading Church Road to a single carriageway and upgrading drainage treatment work, otherwise they will have a long-term affect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o Discussion around design to accord with the design policies contained within the LDP can be undertaken to mitigate this issue.</li> </ul>	+/0
<b>Human Health</b>	0/-	<ul style="list-style-type: none"> <li>o It may disturb the existing open space / core paths. Alternatives would need to be provided to mitigate this impact.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## OLD DEER

### Preferred Sites

Site Ref: OP1 (BU010) Land at Abbey Street		Proposal: 10 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW has capacity for this development, but there may be pressure issues that require testing.</li> <li>○ There is currently limited capacity at Stuartfield WWTW. A growth project has been initiated. Development will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges; however, native tree planting can mitigate this and enhance biodiversity.</li> </ul>	0/-
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have neutral impact on the landscape character, and the effect is likely to be long-term.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure except for drainage, however, there is potential to connect to neighbouring drainage treatment.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ House types are currently unknown.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths; however, protection measures will be in place to protect the existing core path set to the east.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ Site will impact on the Conservation Area. Invariably the bid will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</li> <li>○ This can be mitigated through suitable design, but new developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative sites

None.

## PETERHEAD

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: BU039 Land at Damhead, West of Damhead Way, Peterhead		Proposal: Retail units	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have some long-term negative effect on air quality, particularly due to heavy vehicle movement.</li> <li>○ Site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrieve Service Reservoir is being upgraded.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site is adjacent to a drain and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development.”</li> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.</li> </ul>	+/0
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. However, mitigation measure such as SUDS or open space can be promoted to minimise the effect.</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0

<b>Landscape</b>	<b>0</b>	o The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.	0
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely road access from the A90 and no other alternative access have been established. o All other necessary infrastructure is in place.	-
<b>Population</b>	<b>0</b>	o The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
<b>Human Health</b>	--	o It would not result in loss of open space/core paths. o Development would be within land that is hazardous ground. o Development is within the Health and Safety Executive outer and middle pipeline consultation zones. o Consultation with the Health and Safety Executive and other relevant consultees will be required to identify mitigation measures, and if allocated, necessary de-contamination would need to be carried out as suggested by relevant consultees.	--
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment because there is no historic feature nearby or visible from the site	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU043 Land at Dales Industrial Estate, North of Damhead Way, Peterhead</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	o In terms of air quality, the development is likely to have long-term negative effect due to this extensive number of dwellinghouses. o The site is near a busy bus route, which could reduce commuter traffic, however, due to the number of units proposed, there would be long-term impact on the air quality through other means.	-
<b>Water</b>	+	o Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrievie Service Reservoir is being upgraded. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The surface water flooding covers a small area to the southeast and this can be mitigated through SUDS.	+
<b>Climatic Factors</b>	-	o There would be substantial CO <sub>2</sub> emissions generated from general heating and travel, however, the site is near a busy bus route, which could reduce commuter traffic.	0

		<ul style="list-style-type: none"> <li>o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site is found to be at risk from flooding and could form part of the open space provision. If allocated, the development requirements for the site would state that a FRA may be required.</li> </ul>	
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The land could have unknown contamination being too close to other industries. Consultation with relevant consultees and a Geotechnical Report would be able to confirm this.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast.</li> <li>o Although, it is unlikely to have a long-term adverse impact on biodiversity, it is worth pointing out that there are trees along the boundary which may be a suitable habitat for certain species, such as red squirrel.</li> <li>o The development is likely to maintain existing green networks and improve connectivity or create new links where needed.</li> <li>o The development may result in the loss of existing trees, woodland and hedges.</li> <li>o Re-plantation of native trees and appropriate layout of the development can protect trees.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will not have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o However, the site is relatively flat and strategic landscaping would mitigate visual impact.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely primary school, which will have a long-term effect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o House types are unknown, although it has been mentioned that a mixed house type would be delivered.</li> <li>o Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	--	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Poor air quality is likely to have long-term on effect on human health.</li> <li>o Population are at risk from hazardous developments.</li> <li>o Consultation to be carried out with Health and Safety Executive and apply any mitigation measure as suggested by the competent Authority.</li> </ul>	--
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The development will have long-term negative effect on the setting of Dales House (B listed building) and associated curtilage. The development may weaken the importance of the listed building.</li> <li>o Strategic landscaping may mitigate visual impact, which depends upon the topography close to the listed building and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: BU044 Land at Wellington Place Farm, West of A90 and Dales Industrial Estate, Peterhead		Proposal: 500 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	--	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality due to the high number of homes.</li> <li>○ Site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0/-
Water	?/+	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW may have capacity for this development. A DIA will be required. Cowsrieve Service Reservoir is being upgraded. They will be subject to the delivery of other developments and future growth plan.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There are some scattered surface water flooding areas to the east and south. These areas can be left as public open space or SUDS can be delivered to mitigate any flood risk .</li> </ul>	+
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be high CO<sub>2</sub> emissions from general heating and travel however, the site is near a busy bus route, which could reduce commuter traffic.</li> <li>○ A very small section of the site is in an area identified at surface water flood risk and is unlikely to have a long-term effect on climate and the water environment. SUDS or open space provision would be able to mitigate any issue.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is unlikely to have long-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	--	<ul style="list-style-type: none"> <li>○ Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site would have an effect indirectly through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>○ The development is likely to adversely affect populations of protected species, such as badgers and Field Woundwort, their habitats and resting places or roosts.</li> <li>○ The development may enhance existing green networks and improve connectivity or create new links where needed.</li> </ul>	--
Landscape	0	<ul style="list-style-type: none"> <li>○ A significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> <li>○ The expansion of the urbanisation is suitable as it is set at a very close proximity to an existing large settlement.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely secondary road access from the A90 trunk road and also the provision of a primary school, which will have a long-term affect.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0

<b>Population</b>	<b>0</b>	o Information on house types has not been provided. However, it has been indicated that there will be mixed house types and mixed tenure.	<b>+</b>
<b>Human Health</b>	<b>--</b>	o It would not result in loss of open space/core paths. o Population are at risk from hazardous developments close by. o Consultation with Health and Safety Executive and other relevant consultees will be required to identify mitigation measures.	<b>--</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU046 Site OP1, Inverugie Meadows, Waterside, Peterhead</b>		<b>Proposal: Healthcare Facility</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>--</b>	o Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrieve Service Reservoir is being upgraded. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is bisected by a number of drain channels where the quality of water bodies are moderate. A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drains and will be integrated as positive features of the development.” o There is surface water drainage scattered around the site, however, more concentrated towards the south and this can be mitigated through SUDS, a buffer strip and open space provision, as appropriate.	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel. o The development is in an area identified at surface water flood risk and is likely to have a long-term effect on the water environment. Parts of the site found to be at risk from flooding would form part of the open space provision or SUDS. If allocated, the development requirements for the site would state that a FRA may be required.	<b>0</b>
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>

<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>o The development is likely to adversely affect populations of flora and fauna species and mitigation measures may include wildflower verges, nectar plants, native plants and open space.</li> <li>o The development is likely to fragment green networks, and cause habitat fragmentation/connectivity.</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a neutral impact on the landscape character, and the effect is likely to be short-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	0/-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure, however, a Transport Impact Assessment would be required and if allocated, this should be stated in the Settlement Statement.</li> </ul>	+/0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o No impact, although the development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o Would result in loss of woodland.</li> <li>o Mitigation measures such as replantation would replace trees.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU047 Land at Ugie Road, West of Ugie Hospital, Peterhead</b>		<b>Proposal: Extension of Ugie Hospital</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrieve Service Reservoir is being upgraded.</li> </ul>	+/0

		<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a designated open space site, which is near a watercourse where the quality of water bodies (coastal) is moderate and no mitigation measure is required.</li> <li>o There is a small area at a risk from surface water flooding, this can be mitigated through the provision of open space.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The development is in an area close to coastal flood risk and has a minimal chance of having any long-term effect on climate and the water environment. A FRA may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development may result in the creation of contaminated soil. Consultation with relevant consultees would advise on this.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the football field, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use and field pattern and boundaries will change.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	-/0
<b>Material Assets</b>	++	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> <li>o Would increase capacity at the existing hospital.</li> </ul>	++
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	--	<ul style="list-style-type: none"> <li>o Would result in loss of open space, which has been designated as P1 site in the ALDP 2017 (sports pitch). However, the loss would not have a major impact because the total area is minimal and unlikely to affect human health.</li> <li>o Poor air quality from infections and other chemicals is likely to have long-term on effect on human health living at a close proximity.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: BU052 Land at Faith Acres (OP1), Inverugie, Peterhead		Proposal: 180 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality. However, the site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-
Water	-	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrieve Service Reservoir is being upgraded.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site is adjacent to and bisected by a few watercourses and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “Buffer strips will be required adjacent to the watercourses and should be integrated as a positive feature of the development”.</li> </ul>	+/0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	-
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	--	<ul style="list-style-type: none"> <li>○ Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the southeast. The site would have an effect indirectly through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ The development of a greenfield and woodland site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development is not likely to maintain or enhance existing green networks and would not improve connectivity or create new links where needed.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges.</li> <li>○ Mitigation measures such as replantation would not replace the woodland.</li> </ul>	--
Landscape	0	<ul style="list-style-type: none"> <li>○ A significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The site is relatively accessible from amenity and essential facilities in Peterhead.</li> <li>○ There would be a loss of natural environment (woodland).</li> </ul>	-
Population	-	<ul style="list-style-type: none"> <li>○ Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
Human Health	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths, however, would result in the loss of woodland.</li> </ul>	0/-

		<ul style="list-style-type: none"> <li>○ Poor air quality that would derive from the development is unlikely to have a long-term on effect on human health.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○The setting of Berryhill House which is a B listed building might be affected due to the development, screening may mitigate visual impact.</li> <li>○The design of the dwellinghouses close to the listed building must complement the listed building.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU053 Site A, North of Faith Acres (OP1 Extension), Inverugie, Peterhead</b>		<b>Proposal: 24 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
<b>Water</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrieve Service Reservoir is being upgraded.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	+
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the southeast.</li> <li>○ The development of a greenfield and woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges.</li> <li>○ Mitigation measures such as compensatory planting would mitigate some of the trees, however the woodland cannot be replaced at this location.</li> </ul>	--

<b>Landscape</b>	<b>0</b>	o A significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
<b>Material Assets</b>	-	o The primary school does not have adequate provision to accommodate additional pupils. o The site is relatively accessible from amenity and essential facilities in Peterhead. o There would be a loss of natural environment (woodland).	-
<b>Population</b>	-	o Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population. o Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	0/-	o It would not result in loss of open space / core paths, however, would result in the loss of woodland. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/-
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU054 Site B, South of Faith Acres (OP1 Extension), Inverugie, Peterhead</b>		<b>Proposal: 22 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o In terms of air quality, the development is unlikely to have a long-term negative effect on air quality.	0
<b>Water</b>	<b>+</b>	o Peterhead WWTW and Forehill WTW have capacity for this development. Cowsrievie Service Reservoir is being upgraded. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	+
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO <sub>2</sub> emissions from general heating and travel.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>--</b>	o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the southeast. o The development of a greenfield and woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.	--

		<ul style="list-style-type: none"> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> <li>o Mitigation measures such as replantation would not replace the woodland.</li> </ul>	
<b>Landscape</b>	<b>0</b>	o A significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The primary school does not have adequate provision to accommodate additional pupils. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>o The site is relatively accessible from amenity and essential facilities in Peterhead.</li> <li>o There would be a loss of natural environment (woodland).</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths, however, would result in the loss of woodland.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0/-</b>	o The development is adjacent to an Archaeological Monuments Record "Hayfield", set to the west of the site. This is unlikely to have any impact from the development.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU055 Site South of Faith Acres (OP1 Extension), Berryhill, Peterhead</b>		<b>Proposal: 150 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	o In terms of air quality, the development is likely to have long-term negative effect on air quality.	-
<b>Water</b>	-	o Peterhead WWTW and Forehill WTW have capacity for this development. A DIA may be required. Cowsrieve Service Reservoir is being upgraded. However, due to its scale, this is subject to discussion with Scottish Water.	0

		<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o There are surface water flooding areas scattered in some areas. The areas can be managed through good drainage system/SUDS and provision of open space.</li> <li>o The site is bisected by a drain and this can be mitigated through a buffer strip. If allocated, this shall be included in the settlement profile.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o There would be moderate CO<sub>2</sub> emissions from general heating and travel.</li> <li>o There would be a small increase in CO<sub>2</sub> emissions due to the loss of woodlands to the east and west.</li> <li>o The development is in an area identified at surface water flood risk and may be mitigated through an appropriate drainage system.</li> </ul>	-
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the southeast.</li> <li>o The development shall replace parts of woodland sites and this is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> <li>o The woodland can form into open space and can be protected by buffer strips.</li> <li>o New connectivity for wildlife can be integrated into the development.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o A significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, particular access to the site from the A950 and single track road (on the west). Access is unlikely to be permitted from the A950 and the single track road needs to be upgraded to accommodate additional traffic.</li> <li>o The primary school does not have adequate provision to accommodate additional pupils.</li> <li>o The site is relatively accessible from amenity and essential facilities in Peterhead.</li> <li>o There would be some loss of natural environment (woodland).</li> </ul>	-
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o Information on house types has not been provided.</li> <li>o Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths but would result in loss of woodland. This loss can be mitigated through replantation.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0

<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effect on the setting listed buildings set to the west of the site. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> <li>○ The impact could be mitigated by natural and hard screening and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## RORA

### Preferred Sites

None that are new sites.

### Alternative Sites

None.

## ST COMBS

### Preferred Sites

Site Ref: OP1 (BU037) Site North of High Street, St Combs		Proposal: 30 affordable homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ Fraserburgh Phingask WWTW and Forehill WTW have capacity to accommodate this development. Cowsrieve Service Reservoir is being upgraded. Local sewer reinforcement may be required. Network analysis may be required. This will be stated in the Settlement Statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is a risk of surface water flooding scattered around the site, this is proposed to be mitigated by installing SUDS for surface water disposal.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at surface water flood risk and would be mitigated through the provision of buffer strip and SUDS.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Loch of Strathbeg SPA is set at a close proximity. Proposal is unlikely to affect this site or the wider biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The ground is flat and the development will be unlikely to create a negative impact on the landscape character.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change, however, this would be acceptable as there would be no negative visual impact from the coast.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>○ The development would be screened by existing houses and soft screening would reduce the landscape impact.</li> </ul>	0
Material Assets	++	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ There is adequate provision for drainage and water supply.</li> <li>○ There is adequate provision for education in both primary and secondary schools.</li> </ul>	++

		<ul style="list-style-type: none"> <li>o Connectivity with existing development and open spaces can be achieved.</li> <li>o All homes shall be affordable homes.</li> </ul>	
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>o There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population. The occupiers shall be controlled by the Local Authority.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> <li>o Development is not within a Health and Safety Executive outer and middle pipeline consultation zones.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment as such, however, the layout and design to compliment the layout and design of the surroundings.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP2 (BU036) Land to West of St Combs (Phase 1)</b>		<b>Proposal: 45 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o Fraserburgh Phingask WWTW and Forehill WTW have capacity to accommodate this development. Cowsrieve Service Reservoir is being upgraded. Local sewer reinforcement may be required. Network analysis may be required. This will be stated in the Settlement Statement.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o A Flood Risk Assessment would identify suitable mitigation.</li> </ul>	<b>+</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Loch of Strathbeg SPA is set at a close proximity.</li> <li>o However, recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> </ul>	<b>0</b>

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However, the site would appear to be a logical extension to the existing built up area.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>o There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population and this would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> <li>o The development would be connected to existing cycle and core paths and connect to green spaces.</li> </ul>	+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

<b>Site Ref: BU035 Land to West of St Combs</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>o The site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o Fraserburgh Phingask WWTW and Forehill WTW have capacity to accommodate this development. Cowsrieve Service Reservoir is being upgraded. Local sewer reinforcement may be required. Network analysis may be required. This will be stated in the Settlement Statement.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The surface water flooding areas mainly found to the north, however, also found scattered throughout the site. This is proposed to be mitigated by SUDS, open space provision and a buffer strip.</li> </ul>	+/0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a bus route to Fraserburgh, which could reduce commuter traffic.</li> <li>o The development is in an area identified at surface water flood risk and would be mitigated through SUDS, open space and a buffer strip.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Loch of Strathbeg SPA is set at a close proximity. However, access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However, the site would appear to be a logical extension to the existing built-up area.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and primary education which will have a long-term affect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o New paths would be linked with the existing open spaces creating better connectivity throughout the village.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## ST FERGUS

### Preferred Sites

Site Ref: OP1 (BU022) South of Newton Road, St Fergus		Proposal: 38 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have some negative effect on air quality due to the travelling for work.</li> <li>○ The site is near a bus stop, which may reduce commuter traffic.</li> </ul>	0
<b>Water</b>	+	<ul style="list-style-type: none"> <li>○ Connects to St Fergus Scotston WWTW, but the capacity of the pumping station may need to be upgraded to accommodate the development. Local mains reinforcement may be required. Cowsrieve Service Reservoir is being upgraded. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is good and this development would have no impact or potential deterioration on the waterbody.</li> </ul>	+
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development site is set adjacent to a native woodland.</li> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the neighbouring site as a habitat.</li> <li>○ The number of proposed homes would have an impact on Loch of Strathbeg SPA and Buchan Ness to Collieston SPA (recreation disturbance).</li> <li>○ However, planning controls on construction and operation will mitigate impacts. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities and open space with appropriate measures to restore habitats.</li> </ul>	+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ The development may provide links to existing core paths.</li> <li>○ The proposal provides open space proportionate with scale of allocation.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the site/setting of listed buildings. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</li> <li>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> <li>○ However, mitigation measures such as soft screening would reduce any negative impact on the setting of the listed building.</li> </ul>	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## Alternative Sites

Site Ref: BU015 Land at Kinloch Road, St Fergus		Proposal: 25 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	+/0	<ul style="list-style-type: none"> <li>○ Connects to St Fergus Scotston WWTW, but the capacity of the pumping station may need to be upgraded to accommodate the development. Local mains reinforcement may be required. Cowsrieve Service Reservoir is being upgraded. This is a reversible short-term impact.</li> <li>○ There are no watercourses at the boundary of the site and no information have been given or sought on the groundwater. It is anticipated that there would be no negative impact on the groundwater.</li> </ul>	+/0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The proposed homes would have an impact on Loch of Strathbeg SPA and Buchan Ness to Collieston SPA (recreation).</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ Modest scale development on flat land that provides a logical extension to the settlement and would not significantly alter the character of the area.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ Inadequate road infrastructure. The minor road needs to be widened, and include a footpath. Consultation with the Roads Authority would be required.</li> </ul>	-
Population	0	<ul style="list-style-type: none"> <li>○ It is indicated that there will be a mix of house type to meet the needs of different groups.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: BU059 Land at Kinloch Road, SE of Broom Hill, St Fergus		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality in Peterhead.</li> <li>○ St Fergus is on a bus route, which could reduce potential negative effects.</li> </ul>	-/0
Water	+/-	<ul style="list-style-type: none"> <li>○ Connects to St Fergus Scotston WWTW, but the capacity of the pumping station may need to be upgraded to accommodate the development. Local mains reinforcement may be required. Cowsrieve Service Reservoir is being upgraded. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is good.</li> <li>○ The site is within a fluvial flood risk area; therefore, a Flood Risk Assessment would be required and if the site is allocated, this requirement shall be added in the Settlement Statement.</li> </ul>	+/-
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel. The site is reasonably close to a bus stop and this may reduce commuter traffic.</li> <li>○ The east part of the development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) would be required for mitigation purpose, and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0/-
Soil	0/-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Part of the site is within an area of carbon rich soil and peatland. Development should avoid this area to mitigate effects.</li> </ul>	0/-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The number of proposed homes would have an impact on Loch of Strathbeg SPA and Buchan Ness to Collieston SPA (recreation).</li> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>○ Mitigation measures such as open space and wildflower/nectar plants would enhance or protect the existing biodiversity.</li> <li>○ The development may affect the existing trees, woodland and hedges, set to the north. This can be mitigated through a buffer strip.</li> </ul>	+
Landscape	--	<ul style="list-style-type: none"> <li>○ The site is detached from St Fergus and the scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	--

		<ul style="list-style-type: none"> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU060 Land at Kinloch Road (Mixed Use), SE of Broom Hill, St Fergus</b>		<b>Proposal: 64 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality in Peterhead.</li> <li>○ St Fergus is on a bus route, which could reduce potential negative effects.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Connects to St Fergus Scotston WWTW, but the capacity of the pumping station may need to be upgraded to accommodate the development. Local mains reinforcement may be required. Cowsrieve Service Reservoir is being upgraded. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near and, on a watercourse, where the quality of water bodies (loch/pond) is good.</li> <li>○ The site is within a fluvial flood risk area (east and north), therefore, a Flood Risk Assessment would be required for mitigation purposes and if the site is allocated, this requirement shall be added in the Settlement Statement.</li> </ul>	+/-
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be moderate CO<sub>2</sub> emissions from general heating and travel. The site is reasonably close to a bus stop and this may reduce commuter traffic.</li> </ul>	0/-

		<ul style="list-style-type: none"> <li>o The east part of the development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) would be required for mitigation purpose, and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The site is within an area of carbon rich soil and peatland, which cannot be mitigated.</li> </ul>	--
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The number of proposed homes would have an impact on Loch of Strathbeg SPA and Buchan Ness to Collieston SPA.</li> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o The development is not likely to maintain existing green networks.</li> <li>o Mitigation measures such as open space and wildflower/nectar plants would enhance or protect the existing biodiversity.</li> <li>o The development may affect the existing trees, woodland and hedges, set to the north. This can be mitigated through a buffer strip.</li> </ul>	+/-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is detached from St Fergus and requires the development of BU059 to come forward. The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o The overall landscape cannot be replaced, and the sense of place will be lost.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## STRICHEN

### Preferred Sites

Site Ref: OP3 (BU009) Land at Brewery Road		Proposal: 49 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>○ The site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ Strichen WWTW has limited capacity and will need to be upgraded to an adoptable standard. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Turriff WTW.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is high.</li> <li>○ The effect on the water environment also depends on the extent to which the allocation connects to public sewage infrastructure.</li> <li>○ A Flood Risk Assessment and buffer strips would mitigate flood risk.</li> </ul>	+/0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however, the site is near a bus stop, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site and set adjacent to an established woodland, therefore, is likely to have a long-term adverse impact on biodiversity through habitat fragmentation.</li> <li>○ The development may result in the loss of existing trees and this can be mitigated through replantation.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	0

		o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure. o The access needs to be expanded at Brewery Road and meet the Roads Standards.	0
<b>Population</b>	-	o Mix of house types is proposed resulting in a wide range of choices of housing for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	--	o The development may have long-term negative effect on the listed buildings and conservation sites. The development may weaken the sense of place, and the identity of existing settlements. o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. o The impact could be mitigated by natural or soft screening and providing a high standard of design and if the site is allocated, the proposed mitigation measures would be stated as part of the development requirements for the site.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Site

<b>Site Ref: BU056 Land East of Playing Fields, Off B9093, Strichen</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>+/0</b>	o Strichen WWTW has limited capacity and will need to be upgraded to an adoptable standard. This is a reversible short-term impact. o There is currently sufficient capacity at Turriff WTW. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	+/0

<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The site is near a bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have no impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely physical access to the site because the land is not within the applicant's ownership, which will have a temporary affect.</li> </ul>	-
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No information on house types has been given.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the Howford (Old Farmhouse) listed buildings. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> <li>○ The impact could be mitigated by soft/natural screening and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU057 Land South of the Cemetery, Off A981, Strichen</b>		<b>Proposal: 45 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0

<b>Water</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Strichen WWTW has limited capacity and will need to be upgraded to an adoptable standard. This is a reversible short-term impact. There is currently sufficient capacity at Turriff WTW.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is high.</li> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.</li> <li>○ A buffer strip and SUDS and appropriate planning of public sewer infrastructure would mitigate this issue.</li> </ul>	<b>+/0</b>
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements for work (the need to travel long distances to services) and increased emissions.</li> </ul>	<b>0/-</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site which is set adjacent to a watercourse, likely to have long-term irreversible adverse impact on biodiversity through habitat fragmentation and disturbance to species that use the site as a habitat.</li> <li>○ The development may result in the loss of existing trees on site.</li> <li>○ Replantation and wildflower verges/nectar plant along with provision of open space would mitigate habitat fragmentation and loss of trees.</li> </ul>	<b>-</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	<b>-</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	<b>0</b>
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>○ No information on house type have been given. However, LDP policies require a mix of house types.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the setting of the listed buildings set to the north. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</li> <li>○ The impact could be mitigated by delivering good designed homes that complement the listed buildings and natural screening and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## STUARTFIELD

### Preferred Sites

None that are new sites.

### Alternatives Sites

Site Ref: BU006 Land to the West of Stuartfield		Proposal: 60 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. However, the site is close to a bus stop, which could reduce commuter traffic.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o Turriff WTW has capacity for this area.</li> <li>o Stuartfield WWTW does not have capacity for this development but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site has a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is unknown.</li> <li>o The effect on the water environment also depends on the potential deterioration of a waterbody and the extent to which the allocation is at risk from flooding. With the information on the quality of water around the site, the effects can be significant in the longer term.</li> <li>o There is risk of flooding within the site.</li> </ul>	0/-
Climatic Factors	--	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is close to a bus stop, which could reduce commuter traffic.</li> <li>o The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>o The east part of the site found to be at risk from flooding could form part of the open space provision. A Flood Risk Assessment (FRA) must be submitted for mitigation purpose and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0

		o The woodland adjacent to the flood risk area might increase flood risk for the area if disturbed. Mitigation measures such as buffer strips with further plantation may reduce flooding.	
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	-	o The development of a greenfield site may have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site. Furthermore, consultation should be held regarding the requirement of a Wildlife and Habitat Appraisal.	0
<b>Landscape</b>	-	o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.	-
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely education provision at Stuartfield Primary school, which will have a temporary affect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.	0
<b>Population</b>	?	o House types are not known. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space/core paths.	0
<b>Cultural Heritage</b>	?	o It is unclear whether it would have a negative effect on the B listed building situated within 500m to the west.	?
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU007 Land to the West of Stuartfield</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>--</b>	o Turriff WTW has capacity for this area. o Stuartfield WWTW does not have capacity for this development but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.	0

		<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (river) is unknown.</li> <li>o The site is on a flood risk area and the effect on the water environment also depends on potential deterioration of a waterbody and the extent to which the allocation is at risk from flooding. With the information on the quality of water around the site, the effects can be significant in the longer term.</li> <li>o Mitigation measure such as provision of open space can be incorporated into the development and if allocated, the mitigation measure shall be included in the Settlement Statement.</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>o The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>o Part of the site found to be at risk from flooding could form part of the open space provision. A Flood Risk Assessment (FRA) must be submitted for mitigation purpose and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>o The woodland adjacent to the flood risk area might increase flood risk for the area if disturbed.</li> <li>o Mitigation measures such as buffer strips with further plantation may reduce flooding.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site and adjacent to a river, hence, likely to have a long-term adverse impact on biodiversity through the loss of habitats fragmentation disturbance to species that use the site as a habitat.</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site. Furthermore, consultation is to be held regarding the requirement of a Wildlife and Habitat Appraisal.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o A significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision at Stuartfield Primary school, which will have a temporary affect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	?	<ul style="list-style-type: none"> <li>o House types are not known.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/ ore paths.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o It is unclear whether it would have a negative effect on the B listed building situated within 500m to the west.</li> <li>o Natural screening and orientation and good design of the dwellinghouses would mitigate this.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU008 Land North of Knock Street, Stuartfield</b>		<b>Proposal: 125 homes, but only 80 will be new homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>o The development shall increase traffic flow through Mintlaw.</li> </ul>	<b>-/0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Turriff WTW has capacity for this area.</li> <li>o Stuartfield WWTW does not currently have capacity, although, there is plan to expand the treatment work. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a bus route, which could reduce commuter traffic.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of prime agricultural land, and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	<b>-</b>
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o The development will result in a minimal loss of existing trees, woodland and hedges along field boundaries.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.</li> </ul>	<b>-</b>

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are infrastructure constraints associated with the site, namely a secondary road access to the site has not been established, which will have a long-term effect.</li> <li>o There is a constraint in the provision of education and the timetable has not been agreed on extending the primary school.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o Limited house types have been proposed resulting in a limited housing choice for all groups of the population. However, LDP policies require a mix of housing types.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It may not result in loss of open space/core paths. Under a previous Bid, it was agreed to deliver the core path.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: BU016 Land South of Quartalehouse Farm, Stuartfield</b>		<b>Proposal: 1 home and landscaping</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>o The WWTW capacity information is not available for this area.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o The development will enhance biodiversity through landscaping.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. The impact could not be mitigated by strategic landscaping.</li> </ul>	-

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision, which will have a temporary affect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o Single house proposed.</li> </ul>	-
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o Would result in loss of open space.</li> <li>o New open spaces would mitigate this.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – AUCHLEUCHRIES

### Preferred Sites

Site Ref: BU019 Land at Muirtack, Auchleuchries		<b>Proposal: Sand and gravel quarry (Identification within Area of Search for Minerals):</b> <ul style="list-style-type: none"> <li>• Extraction – (approx. 631,000 tonnes)</li> <li>• Storage / distribution – (sand &amp; gravel stockpiles)</li> <li>• Site infrastructure (bunds/roads)</li> <li>• Undeveloped land</li> </ul>	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	-	<ul style="list-style-type: none"> <li>o Quarrying could worsen air quality in the area, but for the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	-
Water	-	<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (surface) is bad.</li> <li>o The effect on the water environment also depends on the potential deterioration of a waterbody, and the extent to which the allocation connects to the public sewage infrastructure.</li> <li>o Effects will be temporary given the nature of the proposal.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>o Sand and gravel will go where there is a local need, thereby reducing emissions. However, the extraction of minerals will require heavy machinery, although effects will be temporary.</li> <li>o The proposal is to avoid extracting on class 5 peat, otherwise development of peat soils would worsen CO<sub>2</sub> emissions.</li> </ul>	-/0
Soil	0/-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during its operation.</li> <li>o The development could have some effect on the adjoining peat soil. The northern part of the site in Auchleuchries is within an area of carbon rich soil and peatland, which extends north around Moss of Muirtack. Development of this area could affect peatland soils on and to the north of the proposed site. Planning controls would mitigate any impact to avoid peat.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>o The development is not likely to affect important species and habitats as it is mostly farmed, and there is a coniferous tree belt adjacent.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>o The proposal is unlikely to have a negative impact on a key feature of the landscape character. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will not be significantly changed and the land will be restored thereafter.</li> <li>o Furthermore, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term temporary effects.</li> </ul>	0

<b>Material Assets</b>	<b>0</b>	o The proposal will not create or impact significantly on existing facilities and road infrastructure.	0
<b>Population</b>	<b>0</b>	o No impact.	0
<b>Human Health</b>	<b>0</b>	o This site is not a heavily populated area, so it will not have a significant negative effect on human health.	0
<b>Cultural Heritage</b>	<b>0</b>	o No impact providing an Archaeological Survey is undertaken prior to any development commencing as flint arrowheads were found in 1848 while removing an old bank.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative Sites**

None.

## LANDWARD SITES – CLUBSCROSS

### Preferred Sites

None.

### Alternative Sites

Site Ref: BU011 Clubscross, Peterhead		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>o There is no bus stop at a close proximity.</li> </ul>	0
Water	-/0	<ul style="list-style-type: none"> <li>o The WWTW has no capacity in this area, however, private drainage has been proposed. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>o The scale and location of the proposal will have some negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change and this will be irreversible.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access, active travel and education provision at Maud Primary School, which will have a temporary affect.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	-
Population	+/0	<ul style="list-style-type: none"> <li>o Some mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+/0
Human Health	-	<ul style="list-style-type: none"> <li>o It will not result in loss of open space/core paths.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>o Adjacent to a farm, which could affect residents' amenity and safety.</li> <li>o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.</li> </ul>	
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – COWSRIEVE

### Preferred Sites

None.

### Alternative Sites

Site Ref: BU012 Land at Cowsrieve, Peterhead		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The WWTW is not available for this area, therefore, private drainage has been proposed. This is a reversible short-term impact.</li> <li>o WTW is available in the area.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0/?
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	-	o The scale and location of the proposal will have negative impact on the landscape character, and the effect is likely to be long-term. o It forms an outlook for suburban style housing development in the countryside and introduces ribbon development.	-
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely education provision at Dales Park Primary School which will have a temporary affect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.	0
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	?	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o Adjacent to a farm, which could affect residents' amenity.	?
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – LONGSIDE AIRFIELD

### Preferred Sites

Site Ref: OP1 (BU041) Land at Longside Airfield Longside Peterhead		Proposal: Mixed Employment Land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing.</li> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects depending on use.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. Private drainage has been proposed. This is a reversible short-term impact.</li> <li>○ WTW is available in the area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Surface water flooding areas are scattered within the site. This can be mitigated through appropriate SUDS.</li> </ul>	0/?
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> <li>○ However, a bus stop is relatively close, which may reduce commuter traffic.</li> <li>○ Surface water flooding areas are scattered within the site. This can be mitigated through appropriate SUDS.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	0

<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The site is within 'Longside Airfield' special monument site, therefore, any development must be carefully planned, and minimal earth work is carried out.</li> <li>○ Mitigation measure such as good design and allow uses that would minimise movement or construction work on the site.</li> </ul>	--/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

Site Ref: BU013 Faichfield, Longside, Peterhead		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the scale of development, air quality is likely to have short to medium-term temporary insignificant effects.</li> <li>○ The loss of trees would not have a significant negative impact on the environment; however, replantation can mitigate this.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. Public drainage has been proposed and this shall be incorporated into the Settlement Statement. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0/?
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel from this small-scale development.</li> <li>○ The site is not close to a public transport route or a settlement, therefore, active travel cannot be achieved.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is surrounded by a woodland, which may have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or disturbance to species that use the site as a habitat.</li> <li>○ The development is likely to result in the loss of existing trees, woodland and hedges.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+/-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced.</li> </ul>	-
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure. However, consideration must be given to the access into the site.</li> </ul>	0

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment as there are no historic importance asset set within 500 metres.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: BU042 Land at Willowbank, Glendaveny, Peterhead</b>		<b>Proposal: 18 homes (increased from 7 homes)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. However, the site is not close to a bus stop and a suitable access may not be provided to access the closest bus stop.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WTW has capacity for this area.</li> <li>o The WWTW is not available for this area, however, private drainage has been proposed. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services) and increased emissions. However, negative effects are unlikely for this scale of development.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
<b>Cultural Heritage</b>	<b>0/-</b>	○ The site is within 'Longside Airfield' special monument site, therefore, any development must be carefully planned, and minimal earth work is carried out.	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## LANDWARD SITES – RAVENSCRAIG

### Preferred Sites

None.

### Alternative Sites

<b>Site Ref: BU004 Land at Ravenscraig, Inverugie</b>		<b>Proposal: 16 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>--</b>	○ There is no WWTW in the area, but private drainage has been proposed. The site is within a flood risk area, therefore, private drainage infrastructure is not recommended. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a flood risk area and adjacent to a river, River Ugie, where the quality of water bodies (river) is moderate. ○ The effect on the water environment also depends on the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure.	--

		<ul style="list-style-type: none"> <li>o With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The majority of the site is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. There would be no solutions to mitigate the flood risk.</li> </ul>	--
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>o Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable a higher chance for contamination on the qualifying sites.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o Mitigation measures, such as a buffer strip next to the watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The introduction of more houses and on this location would affect the setting of a scheduled motte (castle).</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – UPPERTON

### Preferred Sites

None.

### Alternative Sites

Site Ref: BU040 Land at Upperton, North of Sandford Cottage, Peterhead		Proposal: Employment Land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0/-
Water	0/?	<ul style="list-style-type: none"> <li>○ Peterhead WWTW and Forehill WTW have capacity for this development. However, the demand for wastewater capacity will depend on business use and early engagement with Scottish Water would be encouraged</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0/?
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ The development of industrial development/employment land is likely to worsen CO<sub>2</sub> emissions.</li> <li>○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>○ Appropriate SUDS measures would alleviate any flood risk from within the site.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ The site is visible from the coast and Buchan Ness to Collieston Coast SPA which would result in the negative visual impact.</li> </ul>	0/-

		<ul style="list-style-type: none"> <li>o However, the site is relatively flat. The impact could be mitigated by strategic landscaping and planting trees for screening the site.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There is only one infrastructure constraint associated with the site, namely access from the A90, which cannot be utilised as a form of access and no alternative road has been identified to utilise for forming an access.</li> </ul>	-
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o No impact, but the development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	?	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>o If the development produces chemicals, etc. this would result in poor air quality and is likely to have a long-term on effect on human health.</li> </ul>	?
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The east part of the site is bounded by the of Den of Boddam archaeological site, which are the former embankments of a disused railway line. Development should avoid affecting the embankment.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		